

## Minutes of the Meeting of the Planning Committee held on 16 March 2023 at 6.00 pm

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**Present:** Councillors Tom Kelly (Chair), Georgette Polley (Vice-Chair), Paul Arnold, Adam Carter, Allen Mayes, James Thandi, Sue Shinnick and Lee Watson

Steve Taylor, Campaign to Protect Rural England Representative

**Apologies:** Councillor Terry Piccolo

**In attendance:** Leigh Nicholson, Assistant Director of Planning, Transport and Public Protection  
Jonathan Keen, Interim Strategic Lead Development Services  
Julian Howes, Senior Highways Engineer  
Lucy Mannion, Senior Planner  
Caroline Robins, Legal Representative (via Microsoft Teams)  
Kenna-Victoria Healey, Senior Democratic Services Officer

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Before the start of the Meeting, all present were advised that the meeting was being live streamed to the Council's website.

### **74. Minutes**

The minutes of the meeting held on 9 February 2023 were approved as a true and correct record.

### **75. Item of Urgent Business**

There were no items of urgent business.

### **76. Declaration of Interests**

Councillor Arnold declared that he had spoken with residents regarding planning application 21/01635/FUL Land South Of Marsh Farm, Marsh Lane, Fobbing, Essex. He continued by stating his wife was speaking on the application and that he understood the code of conduct and felt he could hear the application with an open mind.

### **77. Declarations of receipt of correspondence and/or any meetings/discussions held relevant to determination of any planning application or enforcement action to be resolved at this meeting**

There were no declarations of any correspondence received.

**78. Planning Appeals**

The Assistant Director of Planning, Transport and Public Protection presented the report to Members.

**RESOLVED:**

**That the report be noted.**

**79. 22/01596/CV - Land At Far East Of Stanhope Industrial Park, Wharf Road, Stanford Le Hope, Essex**

The report was presented by the Senior Planner.

The Chair enquired as the application had been subject to a call- in as to whether noise nuisance had been considered. The Senior Planner explained the site was at the far eastern end of the industrial park and there was to be no increase in the use of HGVs in the area.

Members heard from the Senior Highways Engineer who advised there would be a temporary period where construction vehicles would need to access the site however the impact on the area would minimal.

Speaker statements were heard from:

- Statement of Support: Ms Lindley-Clapp, Agent/Applicant

The Chair of the Committee proposed the officer recommendation to approve the application and was seconded by Councillor Shinnick.

**For: (8)** Councillors Tom Kelly (Chair), Georgette Polley (Vice-Chair), Paul Arnold, Adam Carter, Allen Mayes, James Thandi, Sue Shinnick and Lee Watson

**Against: (0)**

**Abstained: (0)**

**80. 21/01635/FUL - Land South Of Marsh Farm, Marsh Lane, Fobbing, Essex**

The report was presented by the Senior Planner.

Councillor Watson enquired as to where the collected energy would be sent. The Senior planner explained any energy collected would go back into the National Grid. Councillor Watson raised concerns as to the size of the substation and enquired as to whether a consultation with residents had been undertaken, she also queried as to how safe the batteries were. The Senior

Planner explained that consultation with residents had been undertaken which included letters and site notices as well as adverts placed within the press. She continued by explaining the substation could be as long as 20 metres in length, and as for concerns around battery safety the government were supportive of battery storage connecting to the National Grid and this was covered by legislation.

Councillor Arnold enquired as to why site access was via the A127 and A130 and not from the A13. It was explained by the Senior Highways Engineer, officers were not aware additional access points to the site, however access via the A13 would be close to a level crossing. It was confirmed there was to be no significant increase in traffic within the area.

Councillor Polley supported the concerns raised by Members she too had concerns that the proposed development crossed over Local Authority boundaries, as such Planning Members and Thurrock's Planning Authority had no control once the boundary had been crossed.

It was commented by Members that there was a construction period of 30 weeks to enable the solar panels to be installed. Members queried as to when the site was to be decommissioned as to whether deconstructing the solar panels would be quicker than the proposed 30 weeks.

The committee were advised following questions that a highways condition survey would be included as part of the work access arrangement to ensure there would be no damage to local road networks. It was further confirmed Environmental Health Officers had no concerns with regards to noise from the solar panels.

Councillor Watson enquired as to whether the land being close to landfilled site had been contaminated. The Senior Planner advised there were no clear records of where any possible contamination could be or as to how much, however there was a condition as part of the application if any contaminated land was found then work was to stop immediately.

Speaker statements were heard from:

- Statement of Objection: Councillor Deborah Arnold, Ward Member
- Statement of Objection: Anthony Davis, Resident
- Statement of Support: George Young, Applicant

Mr Taylor the representative for Campaign to Protect Rural England commented he had concerns with regards to the use of the batteries and if over the proposed 40 year life span of the site the batteries or solar panels were required to be replaced every 10 years, this would mean more than 30 weeks of construction and deconstruction taking place on the site.

Councillor Arnold stated he felt the application would have an enormous impact on the village and the residents within the area, he suggested

Members have a site visit to see first-hand the size of the proposed development.

Both Councillor Carter and Councillor Mayes shared the concerns of other Members and both supported proposal of a site visit.

Councillor Polley stated this was a huge application and she too had ecological concerns. She further commented that the residents had spoken so passionately that she too would welcome viewing the site.

Councillor Watson stated that she couldn't support the application and she had concerns as to the battery storage and highways impacts for the application. She continued by congratulating the speakers and supported her colleagues if they wished to have a site visit.

Councillor Arnold proposed that a site visit of the application been undertaken and was seconded by Councillor Carter.

**For: (7)** Councillors Tom Kelly (Chair), Georgette Polley (Vice-Chair), Paul Arnold, Adam Carter, Allen Mayes, James Thandi and Sue Shinnick

**Against: (1)** Councillor Lee Watson

**Abstained: (0)**

**81. 22/01682/TBC - Land at former Library and Public Hall, Purfleet Road, Aveley, Essex**

The report was presented by the Senior Planner.

Councillor Watson raised concerns as to the possible contamination of waterpipes, given the close location to a petrol station. The Senior Planner advised that officers had been in contact with Environmental Health Officers and no concerns or objections had been raised.

Following an enquiry from Councillor Thandi it was confirmed that four objections to the application had been received.

Councillor Arnold queried if the proposed development would impose on neighbouring properties. The Senior Planner advised that a daylight study had been undertaken which was acceptable. She continued to explain the development would be flank to flank with the existing properties adjacent to the site.

Members enquired as to whether refuse truck and if required fire engines would be able to manoeuvre on the site. The Senior Highways Engineer advised that no concerns had been raised from a Highways point of view for the application.

Speaker statements were heard from:

- Statement of Support: Mr Robinson, Applicant/Agent

During the debate Councillor Watson commented that although she supported the application, she did have slight concerns as to the social housing and shared ownership aspect of the application.

Councillor Watson proposed the officer recommendation to approve the application and was seconded by Councillor Shinnick.

**For: (8)** Councillors Tom Kelly (Chair), Georgette Polley (Vice-Chair), Paul Arnold, Adam Carter, Allen Mayes, James Thandi, Sue Shinnick and Lee Watson.

**Against: (0)**

**Abstained: (0)**

**The meeting finished at 8.03 pm**

Approved as a true and correct record

**CHAIR**

**DATE**

**Any queries regarding these Minutes, please contact  
Democratic Services at [Direct.Democracy@thurrock.gov.uk](mailto:Direct.Democracy@thurrock.gov.uk)**

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